

# COMPANY LETTING AGREEMENT

## for letting residential dwellinghouse

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### General Notes

1. This tenancy agreement is for letting furnished or unfurnished residential accommodation to a company. The company may decide to create a separate licence for each Approved Occupier.
  2. This agreement may be used for residential tenancies of three years or less. Agreements for tenancies of a longer duration should be drawn up by deed.
  3. This is a legal document and should not be used without adequate knowledge of the law of landlord and tenant.
  4. Section 11, Landlord and Tenant Act 1985 - these obligations require the Landlord to keep in repair the structure and exterior of the dwelling, and to keep in repair and proper working order the installations for the supply of water, gas and electricity and the installations in the Property for space heating or heating water.
  5. Section 196 of the Law of Property Act 1925 provides that a notice shall be sufficiently served if it is sent by post in a registered letter (if the letter is not returned undelivered) addressed to the Tenant at the Property or the last known address of the Tenant or left addressed to the Tenant at the Property.
  6. This agreement has been drawn up after consideration of the Unfair Contract Terms Guidance published by the Competition and Markets Authority.
  7. Where the tenancy becomes a periodic tenancy at the end of the fixed term period either party must give at least 28 days' notice (or one month in the case of a monthly tenancy) in writing to end the tenancy. The notice period must end on the first or last day of a period of the tenancy in accordance with the common law rules and the Landlord's notice must be in a prescribed form.
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**THIS AGREEMENT is made BETWEEN the Landlord and the Tenant (otherwise known as the Company). It is intended that the tenancy created by this Agreement shall be a company letting. Accordingly, this tenancy is not an assured tenancy within the meaning of the Housing Act 1988**

**Date** 3rd August 2021

**Landlord(s)** Davis Estates Ltd

**Landlord Email (see clause 14)** [REDACTED]

**Landlord's Address** [REDACTED]

*Note: Under s.48, Landlord and Tenant Act 1987, notices can be served on the Landlord at the above address*

**Tenant(s)** Centennial Property Ltd

**Tenant Email (see clause 14)** [REDACTED]

**Property** The dwelling house known as 558 Filton Avenue, Bristol, BS7 0GQ

**Maximum Number of Approved Occupiers:** 6

**Contents** The fixtures and fittings at the Property together with any furniture, carpets, curtains and other effects listed in the Inventory

**Term** For the term of 24 Months \* commencing on 3 August 2021

**Rent** £3,000 pcm

**Payment** in advance in cleared funds by equal Monthly payments on the 3<sup>rd</sup> day of every Month

Payable by standing order (other payment methods may be mutually agreed in writing)

**Deposit** A deposit of £3000 has been paid upon signing of this agreement,

1. The Landlord agrees to let with exclusive possession and the Tenant agrees to take the Property and Contents for the Term at the Rent payable as above

**2.1 Deposit.** The Tenant pays the Deposit as security for the performance of the Tenant's obligations and to pay and compensate the Landlord for the reasonable costs of any breach of those obligations. It is agreed that this sum shall not be transferable by the Tenant in any way, and at any time against payment of the Rent and that no interest shall be payable on this Deposit. The balance of the Deposit to be paid to the Tenant as soon as possible after the conclusion of the tenancy, less any reasonable costs incurred for the breach of any obligation

**2.2 Inventory.** Where the Landlord or their Agent has prepared an inventory for the Property and given a copy to the Tenant at the start of the tenancy, unless the Tenant returns a signed copy of the Inventory within the first week of occupation with any appropriate alterations or notes as required, it shall be taken that the Tenant accepts the Inventory as a full and accurate record of the condition of the Property and its contents

**2.3 Term.** If, at the end of the Term set out above, neither party has given the other at least two months' written notice to end the tenancy, it will carry on from month to month until one party does give that notice. This notice must end on the last day of a period of the tenancy. Notice can be served after the initial 12 months by both parties giving 2 month's notice.

**The Tenant agrees with the Landlord:** (clauses 3 to 8)

### **3. Approved occupier(s)**

(3.1) (a) To ensure that throughout the Term the Property is occupied by Approved Occupiers

(b) This sub-clause does not require that the same Approved Occupier should occupy the Property throughout the Term

(c) An Approved Occupier means any occupier placed into the property under a licence at the Tenant's discretion.

(3.2) That the Approved Occupier shall occupy the Property as licensee(s). It is not the intention of this Agreement that a tenancy should be created in the name of an Approved Occupier or any other persons that may reside at that address

(3.3) The Tenant agrees to abide by its duties under the Immigration Act 2014 (or any subsequent legislation). The Tenant is required to carry out appropriate checks in order to ensure that all Approved Occupiers of the Property have the right to reside in the UK before they are allowed to live at the Property and to carry out follow up checks during the tenancy, where required. The Tenant agrees to keep appropriate evidence of such 'Right to Rent' checks as required by legislation and provide copies of such evidence to the Landlord on request

#### **4. Rent and charges**

(4.1) To pay rent (and all other sums due under this agreement), whether formally demanded or not, on time and in full in accordance with clause 4 .

(4.2) If anyone other than the Tenant named in this agreement pays all or part of the rent, this will be considered as payment from the Tenant and the Landlord will be entitled to assume this without asking.

(4.3) To pay interest at 8% per day on any amount of rent that is more than 03 (three) working days late. You must pay interest on the full amount that you owe, from the date you should have paid the rent until the date you actually pay. We may recover the interest as though it were rent.

(4.4) Not to withhold any part of the rent (or any other monies due under this agreement) for any reason nor to offset any rent or any other payments due against your deposit.

(4.5) To pay promptly to the authorities to whom they are due, council tax and outgoings (including water and sewerage charges, gas, electric, light, television licence, telephone and other communication charges (if any) relating to the Property), where they are incurred during the period of the tenancy or any subsequent periodic tenancy, including any which are imposed after the date of this Agreement (even if of a novel nature) and to pay the total cost of any re-connection fee relating to the supply of gas, electricity, water and telephone if the same is disconnected due to the act or default of the Tenant or Approved Occupier. The Tenant agrees to ensure that all electricity, gas, water and telephone accounts as appropriate are transferred to the Tenant or Approved Occupier's name on commencement of this tenancy and to notify the Landlord or their Agent prior to changing supplier for any of the utility services stated above

(4.6) That in the case of a breach of the terms of the tenancy by the Tenant, a charge for reasonable costs may be made in addition to the costs of any remedial work, in order to compensate the Landlord or their Agent for the reasonable expenses including any bank charges incurred in relation to non-payment of Rent and the full cost of taking legal advice and legal action in relation to any breach of the terms of the tenancy by the Tenant

(4.7) To pay the Landlord's full costs of obtaining and enforcing an order for possession if the Tenant does not give up vacant possession upon expiry of a valid notice seeking possession served by the Landlord or their Agent, and the Landlord is subsequently granted an order for possession by a court

(4.8) Where applicable and where it is agreed by both parties in writing, that some rent becomes lawfully due to be returned to the Tenant, these monies will be sent back to the Tenant within 05 (five) working days of the agreed end of the tenancy (or the sooner determination thereof) and upon vacant possession being obtained. All payments will be credited directly to the Tenant's nominated bank, no cheque or cash payments will be available.

#### **5. Use of the Property**

(5.1) Except as provided by this agreement, not to assign, sublet, or part with possession of the Property, or let any other person live at the Property

(5.2) To use the Property as residential multiple occupancy accommodation and not to use it or any part of it for any other purpose nor to allow anyone else to do so

(5.3) Not to carry on or permit to be carried on any business, trade or profession on or from the Property

(5.4) Not to do or permit or suffer to be done in or on the Property any act or thing which may be a nuisance damage or annoyance to a person residing, visiting or otherwise engaged in lawful activity or the occupiers of the neighbouring premises

(5.5) Not to keep any cats or dogs at the Property and not to keep any other animals, reptiles or birds (or other living creatures that may cause damage to the Property, or annoyance to neighbours) on the Property without the Landlord's written consent, Such consent, if granted, to be revocable, on reasonable grounds by the Landlord

(5.6) Not to use the Property for any illegal or immoral purposes

(5.7) Where the Landlord's interest is derived from another lease ("the Headlease") then it is agreed that the Tenant will observe the terms in the Headlease applicable to the Property. A copy of the Headlease, if applicable, is attached

(5.8) The Tenant must not allow the number of persons occupying the Property to exceed the Maximum Number of Approved Occupiers specified above without the Landlord's prior written consent. Because of houses in multiple occupation regulations and licensing regulations, the Landlord may be prosecuted and fined for allowing this number to be exceeded

(5.9) This is a non-smoking Property. The Tenant agrees not to permit any Approved Occupier, guest or visitor to smoke tobacco or any other substance in the Property without the Landlord's prior written consent

(5.10) The Tenant is responsible at all times for the behaviour of everyone who lives in, or visits, the property. This includes any other third party (e.g. contractors, delivery persons etc.) whether invited or not, whilst they are on or at the property.

(5.11) The Tenant agrees to adhere to any rules and regulations regarding the use of/access to any shared/communal areas of any building shared in with other people.

## **6. Repairs and Damage to the Property**

(6.1) Not to damage the Property and Contents and not to make any alteration or addition to the Property without the written permission of the Landlord, such permission not to be unreasonably refused or delayed. The Tenant agrees to pay for any damage caused by the Approved Occupier, or visitors

(6.2) Not to remove or permit to be removed any furniture or other contents from the Property and to pay the reasonable costs incurred by the Landlord or their Agent in replacing or repairing, or at the option of the Landlord, replace immediately, any furniture or other contents, lost, damaged or destroyed by an Approved Occupier, or visitors

(6.3) To keep the interior of the Property and the Contents in at least as good and clean condition and repair as they were at the commencement of the tenancy, with fair wear and tear excepted and to keep the Property reasonably aired and warmed

(6.4) That the Landlord or any person authorised by the Landlord or their Agent may at reasonable times of the day on giving 24 hours' written notice, (unless in the case of an emergency) enter the Property for the purpose of inspecting its condition and state of repair

(6.5) To keep the gardens, driveways, pathways, lawns, hedges, rockeries and ponds (if any) regularly maintained in good and safe condition and as neat tidy and properly tended as they were at the start of the tenancy and not to remove any trees or plants

(6.6) To replace all broken glass in doors and windows damaged during the tenancy where the damage has been caused by an Approved Occupier or visitors

(6.7) Not to alter or change or install any locks on any doors or windows in or about the Property without the prior written consent of the Landlord, such consent not to be unreasonably withheld, and the cost of providing a set of keys for the Landlord or their Agent to be met by the Tenant

(6.8) To notify the Landlord or their Agent promptly of any material disrepair, damage or defect in the Property or of any event which causes damage to the Property. Additional aerials, satellite dishes and other fixed cables may not be fitted without the Landlord's prior written consent

(6.9) Not to affix any notice, sign, poster or other thing to the internal or external surfaces of the Property in such a way as to cause damage

(6.10) To take all reasonable precautions to prevent frost damage at the Property and to keep the Property adequately heated and ventilated to prevent damage caused by condensation

(6.11) In order to comply with the Gas Safety Regulations, it is necessary:

(a) that the ventilators provided for this purpose in the Property should not be blocked

(b) that brown or sooty build up on any gas appliance should be reported immediately to the Landlord or Agent

(6.12) Not to cause any blockage to the drains, pipes, sinks or baths

(6.13) Not to introduce into the Property any portable heaters fired by liquid or bottled gas fuels without the Landlord's prior written consent

(6.14) That the Tenant shall be responsible for testing all smoke alarms and carbon monoxide alarms (if any) fitted in the Property on a regular basis and replace the batteries (if any) as necessary. Any faulty alarms should be reported to the Agent

(6.15) To replace all bulbs, fluorescent tubes, fuses and replaceable filters as and when necessary. To follow the manufacturers or Landlord's instructions (where instructions have been provided)

(6.16) To take all reasonable steps to keep the Property free from infestation by vermin and to pay all reasonable costs incurred for the removal of any infestation which is attributable to an Approved Occupier or visitors

(6.17) To take all reasonable steps to not overload the electrical circuits of the property (or the building) by utilising inappropriate multi-socket electrical adaptors or extension cables when connecting appliances to the mains supply.

(6.18) Not to add to, take from or tamper with any part of the gas or electrical systems, lighting facilities of the property, cold or hot water or heating installations, kitchen units, kitchen appliances, sanitary installations, doors or any other fixtures and fittings of the property nor any parts of the building.

(6.19) Not put (nor allow anyone else to put) any damaging products, oil-based products, petroleum-based products, paint, woodstain, varnish, white spirit, thinners, grease, cooking fats or other harmful, hazardous or corrosive substances into the sanitary appliances or drains of the property or building.

(6.20) Not keep, or bring into the property (or the building), any flammable or hazardous materials or equipment (apart from matches, lighters, candles, fire-lighters and properly stored fuel or similar material in quantities appropriate for

normal domestic use) which might reasonably be considered to be a fire hazard, or otherwise dangerous to the property or to the health of its occupants or neighbours.

(6.21) Not prop open any fire doors or emergency exits in the Property or in any part of the building (except by utilising a built in system that closes in the event of a fire) nor disable/interfere with any self-closing door mechanisms in any part of the building.

## **7. Other Tenant responsibilities**

(7.1) Within seven days of receipt thereof, to send to the Landlord or their Agent all correspondence addressed to the Landlord or the owner of the Property and any notice, order or proposal relating to the Property (or any building of which the Property forms part) given, made or issued under or by virtue of any statute, regulation, order, direction or bye-law by any competent authority

(7.2) To pay for any reasonable costs or damage suffered by the Landlord or their Agent as a consequence of any material breach of the agreements on the part of the Tenant in this Agreement

(7.3) That where the Property is left unoccupied, without prior notice in writing to the Landlord or Agent, for a prolonged period, the Tenant has failed to pay rent for that period, and has shown no intention to return, the Landlord may treat these actions as a surrender of the tenancy. This means that the Landlord may take over the Property and re-let it

(7.4) To properly secure the Property including all locks and bolts to the doors, windows and other openings when leaving the Property unattended and where the Property is left vacant for more than 14 consecutive days and the Rent is paid, to notify the Landlord or their Agent in writing, and to allow him access to the Property in order to secure it where necessary

(7.5) Not to change passwords, codes or other security settings on any alarm or other electronic controls installed at the Property without the Landlord's written permission

(7.6) To pay any call-out charges incurred as a result of occupation (such as lost keys, or alarm codes), unless authorised either explicitly by the Landlord, or required to fulfil the Landlord's repairing obligations. The Tenant will be responsible for any call out charge relating to missed inspection or maintenance appointments due to the act or default of the Tenant or Approved Occupier

(7.7) To promptly respond to any information requests by the Landlord or their Agent with regard to 'Right to Rent' checks under the Immigration Act 2014 (or any subsequent legislation) and to notify the Landlord of any changes to the Approved Occupier's immigration status

(7.8) To promptly notify the Landlord (or its Agent) if the Property becomes the subject of proceedings under the Matrimonial Causes Act 1973 or the Family Law Act 1996 and supply particulars of such proceedings to the Landlord (or to their Agent) upon demand.(7.9) During the tenancy, as long as the Landlord give the Tenant at least 3 working days' notice (except in an emergency in which case access the property may be gained immediately), the Tenant must allow the Landlord (or their Agent or anyone with their permission in writing) access into the property to:

- (a) inspect the condition of the property at least twice a year;
- (b) carry out repairs or alterations to the property or to do any work which might be required from time to time in order to fulfil the Landlords obligations under this agreement or any relevant legislation;
- (c) carry out safety checks and any other of the Landlords legal responsibilities.
- (d) assess the property's value (this could be where the Landlords wishes to sell, re-mortgage or value the property).
- (e) in order to comply with the requirements of the Party Walls etc. Act 1996 (but only upon appropriate formal written notice), to permit the owner of a neighbouring property (or their authorised workmen or their professional advisors) to gain access to the property in order to carry out any work required to the property or their neighbouring property under the Party Walls Act 1996.

## **8. End of tenancy**

(8.1) To return the Property and Contents at the end of the tenancy in the same clean state or condition as they were at the commencement of the tenancy, with fair wear and tear excepted, and to remove any personal effects and any waste or rubbish from the Property

(8.2) To leave the Contents at the end of the tenancy in approximately the same places in which they were positioned at the commencement of the tenancy

(8.3) To return the keys of the Property to the Agent on the agreed termination date, or the end of the tenancy (whichever is sooner). The Tenant also agrees to pay for any reasonable charges incurred by the Landlord or their Agent in replacing keys or securing the Property against re-entry where keys are lost or not returned

(8.4) To arrange with all utility providers for final meter readings at the Property to be supplied and final bills to be paid at the end of the tenancy

(8.5) To allow the Landlord or their Agent, within the last two months of the tenancy, to erect a sign on or outside the Property to indicate that the Property is for sale or available to let

(8.6) Within the last two months of the tenancy to permit the Landlord or any person authorised by the Landlord or the Landlord's Agent at reasonable hours to enter and view the Property with prospective tenants or purchasers, having first given the Tenant a reasonable period of notice

(8.7) Where the Property has been professionally cleaned at the start of the tenancy, to pay for professional cleaning, where it is required, to bring the Property to that same clean state or condition as it was at the start of the tenancy

## **9. The Landlord agrees with the Tenant that:**

(9.1) The Landlord shall permit the Tenant to have quiet enjoyment of the Property without interruption by the Landlord or their Agent, however this does not preclude the Landlord from taking action through the courts should the Tenant fail to pay the rent due or be in breach of the Tenancy Agreement

(9.2) In the event that the Property is rendered uninhabitable by fire, flood or any other risk which the Landlord has insured, other than where the damage has been caused by the act or omission of the Tenant, or its visitors then the parties will consider this agreement as frustrated and terminated subject to the right of the Tenant to recover any rent paid in advance for the period after the termination

**10. Forfeiture Provision.** The Landlord may apply to the court to end this tenancy and repossess the Property if:

- (a) the Tenant does not pay the rent (or any part of it) within 14 days of the date on which it is due, whether or not the Rent has been formally demanded; or
- (b) the Tenant does not comply with the obligations set out in this Agreement; or
- (c) the Tenant goes into liquidation, or an administrative receiver is appointed or an administrative order is made where the sole purpose of the liquidation is not the amalgamation or reconstruction of the Company

This termination clause operates subject to the proviso that the Landlord must obtain a court order before repossessing the Property

**IMPORTANT: Only the Court can order the Tenant to give up possession of the Property unless the Landlord has rights to repossess the Property under Immigration legislation**

11. The Landlord agrees to carry out any repairing obligations as required by section 11 of the Landlord and Tenant Act 1985 (see note 4)

12. In this Agreement unless the context otherwise requires the following expressions shall have the following meanings:

**Agent:** Any letting or managing agent, or any other duly authorised person, as notified to the tenant who is acting from time to time on behalf of the Landlord.

**Building:** If the property is part of a larger building, such as a flat in a block of flats, this term means that building and any of its grounds.

**Contents or Fixtures & fittings:** Any furniture, furnishings, carpets, sanitary ware (toilet bowls, cisterns, baths, basins, showers and other fittings), decorative features, electrical equipment, kitchen appliances (white goods), other equipment or any floor, ceiling or wall coverings and including anything listed in any inventory supplied by the Landlord that belong to the Landlord.

**Deposit:** (also known as the 'security deposit', 'damage deposit' or 'bond') The deposit is a sum of money the Tenant pay to the Landlord (or the Agent) in case it fails to keep to any of the terms of this agreement. The amount will normally be equal to one month's rent, but may be more or less. Either the Landlord or the Agent will hold the deposit money during the tenancy, as confirmed in Section 2.1 of this Agreement. The Tenant will not be entitled to receive any interest on the deposit during the tenancy.

**Fair Wear & Tear:** This is the deterioration in the condition of the property and its contents which occurs naturally as a result of being lived in and used in a reasonable and legal manner. The amount of wear & tear in a property which will be considered fair will depend on a number of factors including the age of the property and its contents, the length of time the property has been lived in by the tenants, the number and age of the people allowed to live there and whether the landlord has allowed pets and/or smoking.

**Fixed Term (of the tenancy):** This is how long this particular part of your tenancy lasts as set out in this agreement. The fixed term will be for a set number of months and will be binding on the Tenant and the Landlord unless it contains a Break Clause.

**Head Lease:** (also referred to as 'Superior Lease'). This is the lease under which the Landlord named on this Agreement owns the property. It contains the obligations under which the Landlord (and in turn, the Tenant) will be bound.

**Inventory and Schedule of condition of the property:** The document prepared on behalf of the Landlord, at their expense, showing details of the property's fixtures, fittings, furnishings, equipment and so on, including the condition of the premises in general as drawn up prior to the commencement of the tenancy. The inventory will be relied upon at the end of the tenancy to assess any damage (other than reasonable wear and tear).

**Landlord:** This includes the person/people who own the premises. If the Landlord changes (e.g. if the property is sold or the Landlord dies) and the property passes to someone else, the Tenant will be notified of the details of the new owner. This will not change its rights or obligations under this agreement. The only difference being the identity of the Landlord will have changed.

**Masculine/feminine and singular/plural:** Any reference to either gender includes the other and any reference in the singular shall include the plural

**Month:** Means a full 'calendar' month (e.g. 15th January to 14th February), not just four weeks.

**Property:** This includes any parts of the house or flat, gardens, paths, fences, boundaries or other outbuildings or parking spaces that belong to this property and which form part of the tenancy. When the property forms part of a larger building, the tenancy includes the right for you to use communal areas & facilities, shared access and other similar facilities of the building, subject to their own terms & conditions.

**Stakeholder for deposit:** This means that the person holding your deposit (usually the Agent) can only take money from your deposit if you agree, or if a County Court orders it.

**Stamp Duty Land Tax (SDLT):** With effect from 01st December 2003, the responsibility for paying any SDLT liability that may become due on a Tenancy Agreement rests solely with the Tenant. This is a legal obligation and the Inland Revenue may impose fines or penalties for failure to comply. More information and guidance can be obtained from [www.inlandrevenue.co.uk](http://www.inlandrevenue.co.uk).

**Superior Landlord:** (also referred to as 'Freeholder' or 'Head Leaseholder'). This refers to people, or persons, to whom ownership of the property may revert to at the expiry of the term of any Head Lease/Superior Lease.

**Tenant:** This refers to the named Company and must be a limited company registered with Companies House.

**Term (of the tenancy):** This is the whole duration of the Tenants the property, which may be longer than the Fixed Term set out in this agreement and will include any extension, continuation or periodic tenancy.

13. That any notice(s) served on the Tenant to end the tenancy shall be sufficiently served if served at the last known address of the Tenant in accordance with section 196 of the Law of Property Act 1925 - see note 5 (subject to the clause below)

14. That notices and other documents given in connection with this tenancy may be served by email on either party at the email addresses supplied above. The notice or document will be regarded as received by the Tenant at the start of the next business day after it was first sent.

## 15. Data Protection

(15.1) Whilst the Landlord or their Agent shall make every effort to keep the Tenant's personal details safe and secure, it may be necessary to share such information with trusted third parties such as the Home Office, utility companies, maintenance contractors, credit and referencing agencies and debt collection companies etc. The Landlord or his Agent will not divulge personal contact details to any other third party organisation for marketing purposes without prior approval unless this is necessary to comply with a statutory obligation

(15.2) It is agreed that personal information of both the Landlord and the Tenant will be retained by the Agent. The Agent may provide present and future addresses and contact details of both parties to each other, to third parties including authorised contractors, credit and reference agencies, local authorities, service providers, legal advisers, debt collectors; and (where requested) given to Her Majesty's Revenue & Customs or any recognised party investigating criminal activity. The Tenant must ensure it informs the Landlord and the Agent of any changes to their contact details.

16. Any periodic tenancy that follows this fixed term will be on a monthly basis.

## 18. Legislation

(18.1) If a Court decides that some part of this agreement is invalid or unenforceable, the rest of the agreement will

still be valid and binding on all parties.

(18.2) The Contracts (Rights of Third Parties) Act 1999 do not apply to this agreement. Nothing in this contract confers or purports to confer on any third party any benefit or any right to enforce any term of this contract.

(18.3) It is agreed that there shall be no right to cancel this Agreement once the tenancy has begun and The Consumer Protection (Distance Selling) Regulations 2000 shall not apply in this case.

**19. Special Conditions.** The Property is let together with the special conditions (if any) listed in the First Schedule attached hereto

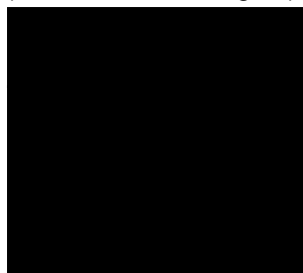
**THE FIRST SCHEDULE (N.B. Clauses in this section have been individually negotiated)**

**Special conditions:**

- i. The Landlord confirms that the property meets all relevant Buildings Control Regulations, Planning Permissions including but not limited to any conditions attached to any planning approvals and that, where applicable, the property meets the requirements of the HMO Licence granted by Bristol City Council
- ii. The Landlord will take all necessary steps to ensure that the property has obtained and maintains a valid HMO license so that the Landlord is legally permitted to let out the properties as House in Multiple Occupation, for the duration of this agreement.
- iii. The Landlord will keep the property insured against fire and other usual risks. The Tenant shall be responsible for all contents.
- iv. The Landlord is responsible for all Certification for the property including but not limited to servicing and maintaining any gas heating system and making sure that all gas appliances in the property are checked by a Gas Safe registered technician every year, in line with the Gas Safety (Installation and Use) Regulations 1998.
- v. The Landlord is responsible for making sure that any furniture provided complies with the Furniture and Furnishings (Fire) (Safety) Regulations.
- vi. The Tenant may at its cost install CCTV and WiFi in the property, provided such installation is professionally installed.

**SIGNED by the LANDLORD(S) :-**  
(or the Landlord's Agent)

**In the presence of :-**



.....

Name .....

Address .....

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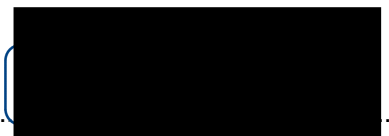
Occupation .....

**Witness Signature** .....

3/8/2021

**SIGNED by the TENANT :-**

**In the presence of :-**



Name .....

Address .....

.....

Occupation .....

**Witness Signature** .....

3/8/2021